CASE OFFICER'S REPORT

Application Reference: PL/2023/06937
Site address: Fairfield House, King Street, Wilton, Salisbury, SP2 0AX

POLICIES:

National Planning Policy Framework (NPPF)
National Planning Practice Guidance (NPPG)
National Design Guide (January 2021) (NDG)

Wiltshire Core Strategy (WCS):
Core Policy 1: Settlement Strategy
Core Policy 2: Delivery Strategy
Core Policy 33: Spatial Strategy: Wilton Community Area
Core Policy 57: Ensuring high quality design and place shaping

Creating Places Design Guide

ISSUES:

Visual impact
Impact on neighbour amenity

REPRESENTATIONS:

Town Council: None received

Third Party Representations: None received

ASSESSMENT:

Site Description

Fairfield House is a large extended detached dwelling situated within a large residential plot to the north of Kings Street in Wilton. The dwelling is set back from the road and is accessed via gates and driveway from King Street, the property has other residential properties to either side, a playground opposite on the south side of King Street and is bounded by open fields to the north. The property is not listed and is not in the conservation area however a terrace of listed buildings are located immediately to the east of the site whilst the conservation area runs along the east and south boundaries of the site.

Site History

S/1987/652 Two storey extension to provide a study and 4th bedroom. Approved
S/1991/215 First floor extension over garage. Approved
S/1993/993 Ground floor extension to provide drawing room Approved
S/1999/1910 Erection of a conservatory Approved
S/2007/2308 Demolition of existing house and construction of 12 new houses and associated works. Refused
S/2008/1712 Erection of fencing (Retrospective). Approved

S/2008/1753 Demolition of the existing house and outbuildings and the construction of eight dwellings with associated car barns, bin and cycle stores. Refused and allowed at appeal.

S/2012/0735 Vary condition 1 of approved application S/2008/1753 (demolition of the existing house and outbuildings and the construction of eight dwellings with associated car barns, bin and cycle stores) to extend the period of time for implementing the permission. Withdrawn.

17/11011/FUL Dining room extension, replace conservatory with games room, replace roof over living room with terrace and balcony. Internal alterations, including re-positioning of front door. Approved

Proposal

It is proposed to insert a new obscure glazed window in the side (east elevation) of the host dwelling at first floor to serve an existing bedroom.

Principle of development

Core Policy 1 and 2 of the adopted Wiltshire Core Strategy set out a settlement strategy and a delivery strategy. The policies categorise the application site as being within a Market Town where the principle of new developments within the settlement boundary is considered acceptable.

Visual impact

Core Policy 57 states "*a high standard of design is required in all new developments, including extensions… Development is expected to create a strong sense of place through drawing on the local context and being complimentary to the locality*".

The proposals relate to the insertion of a window in the east elevation of the host dwelling, the window will be at first floor level. The location of the new window is such that it is not visible from public views outside of the site. It is not considered that the proposed new window will have a harmful visual impact on the locality.

The proposals are also not considered to pose harm to the adjacent conservation area and listed buildings.

Impact on neighbour amenity

WCS policy CP57 (Ensuring High Quality Design & Space Shaping) requires that development should ensure the impact on the amenities of existing occupants/neighbours is acceptable and ensuring that appropriate levels of amenity are achievable within the development itself.

The NPPF includes that planning should '*always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings*'. Residential amenity is affected by significant changes to the environment including privacy, outlook, daylight and sunlight, and living areas within private gardens and this therefore needs to be carefully considered accordingly.

Fairfield House has residential properties to both the east and west; no letters of representation have been received from any of the neighbouring dwellings. To the west are the dwellings within a small cul-de-sac named Kings Gate and to the east 8-16 King Street (even numbers only). 8-16 King Street consists of a terrace of listed buildings; No 8 King Street shares a common boundary

with Fairfield House, the boundary between these two dwellings consists of a brick wall with either a mature hedge or wooden fence on top as well as a couple of trees.

The proposals relate to the east elevation of the host dwelling only and therefore will not affect neighbouring dwellings to the west.

The insertion of a window at first floor level on the east elevation has the potential to unacceptably overlook the rear of properties within the adjacent terrace 8-16 (evens) King Street. The new window would afford views over the whole of this terrace, their rear amenity space and rear facing windows. It is noted that many of the rear windows in this terrace appear to serve bathrooms and are obscure glazed, this does not however relate to all windows. It is considered that a new window would be possible as proposed but only if obscure glazed and either fixed shut or restricted opening such as top hung only to ensure there is no overlooking. Amended plans were received to incorporate the obscure glazing and restricted opening, these will also be conditioned.

Conclusion

The proposed new window is considered to be acceptable by reason of its design and siting and as detailed in the revised drawing would have no significant impact to neighbouring amenities, subject to a condition to ensure that it is retained as obscure glazed and top hung in perpetuity. It is therefore considered to be in accordance with Core Policies 1, 2, 33 and 57 of the adopted Wiltshire Core Strategy and the aims of the NPPF.

RECOMMENDATION: Approve with conditions

1) The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

2) The development hereby permitted shall be carried out in accordance with the following approved plans:

Application form received 18/08/2023
Proposed block plan Drg no P861/06 received 18/08/2023
Proposed ground floor plan Drg no P861/07 received 18/08/2023
Proposed first floor plan Drg no P861/08 received 18/08/2023
Proposed elevations Drg no P861/09 Rev A received 16/10/2023

REASON: For the avoidance of doubt and in the interests of proper planning.

3) The window in the east elevation hereby approved shall be glazed with obscure glass only, to an obscurity level of no less than level 5, and restricted opening to top hung only, as detailed in the approved elevation, and shall be permanently maintained as such in perpetuity.

REASON: In the interests of residential amenity and privacy.